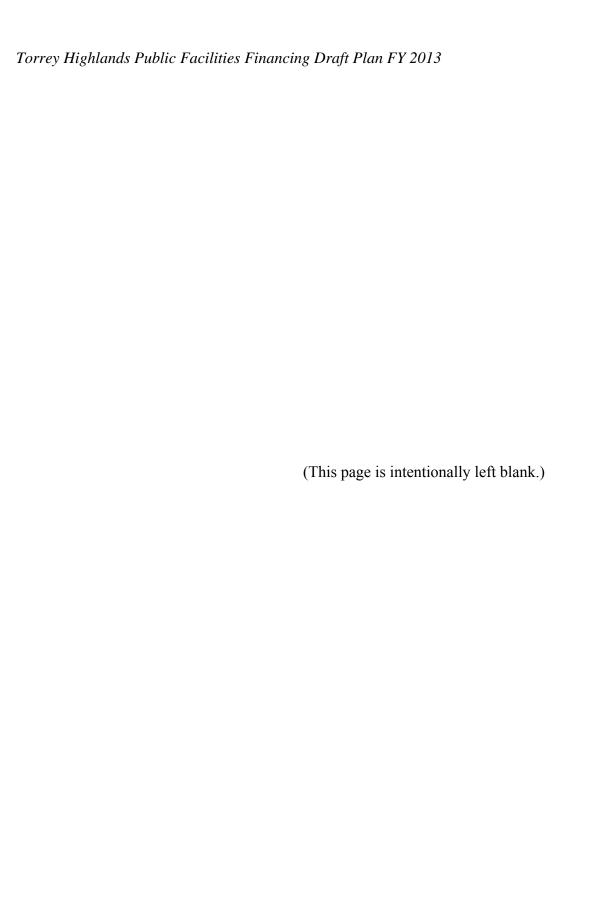
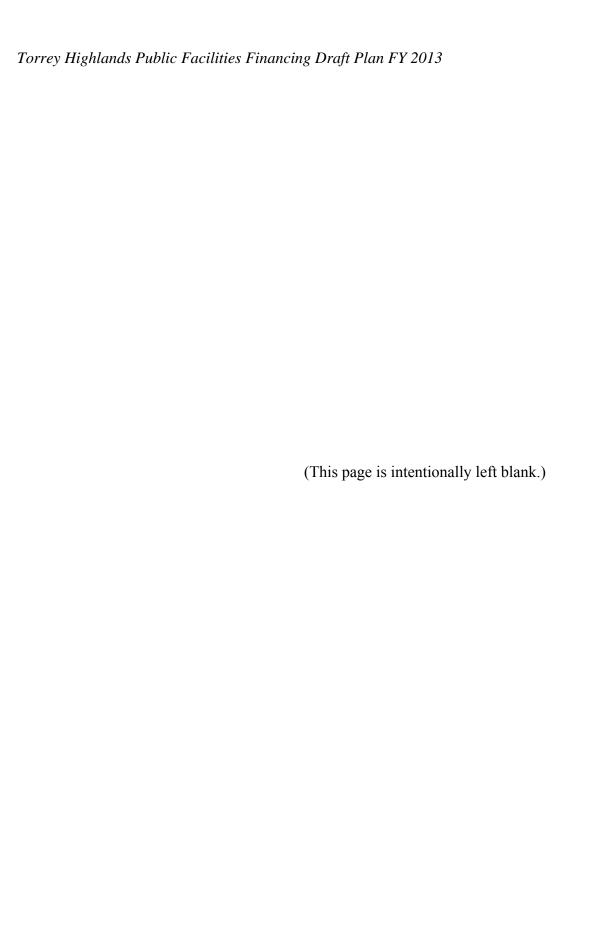
## **APPENDIX**

Transportation Phasing Plan	133
Residential Development Summary	139
Non-Residential Development Summary	143
<b>Facilities Benefit Assessment Numerical Listing</b>	147



Torrev	Highlands	Public	<b>Facilities</b>	Financing	Draft Plan	FY 2013

## TRANSPORTATION PHASING PLAN



### TORREY HIGHLANDS TRANPORTATION PHASING PLAN

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASI	to ar Com	ressway with Interchange-Improvements to be assured to the say development in Torrey Highlands, not to exceed 20,000 Annercial/Retail)		
1	T-1.1	SR-56 Black Mountain Road to Carmel Country Road: Extended SR-56 as a 4 –lane facility.	Others	Completed
2	T-22.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road	BMR <sup>(1e)</sup>	Completed
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements.	BMR(1b)	Completed
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR <sup>(1e)</sup> / F. H.	Completed
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide stripping, signaling, and widening improvements.	BMR <sup>(1b)</sup>	Completed
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR <sup>(1b)</sup>	Completed
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR <sup>(1b)</sup>	Completed
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling and widening improvements.	T. H. or BMR <sup>(1b)</sup> if shifted	Completed
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others	Completed
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway.	Others	Completed
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR <sup>(1a)</sup>	Completed
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.	Completed
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (1/2 of ultimate).	T.H.	Completed
PHASI		order to exceed 20,000 ADT (9,500 Residential, 10,500 rovement need to be assured to the satisfaction of the Ci		the following
21	n/a	I-5 @ SR-56: Dual Freeway.	Others <sup>(1c)</sup>	Completed
		In order to exceed 27,000 ADT (12,000 Residential, 15, following improvements need to be assured to the satisf	action of the City En	
5	T-3.1B	Camino del Sur : SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H.	
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	T.H.	Completed
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H. <sup>(1d)</sup>	Completed
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur; Improve to 4 lanes.	Т.Н.	
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others (1c)	Completed
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others (1c)	Completed

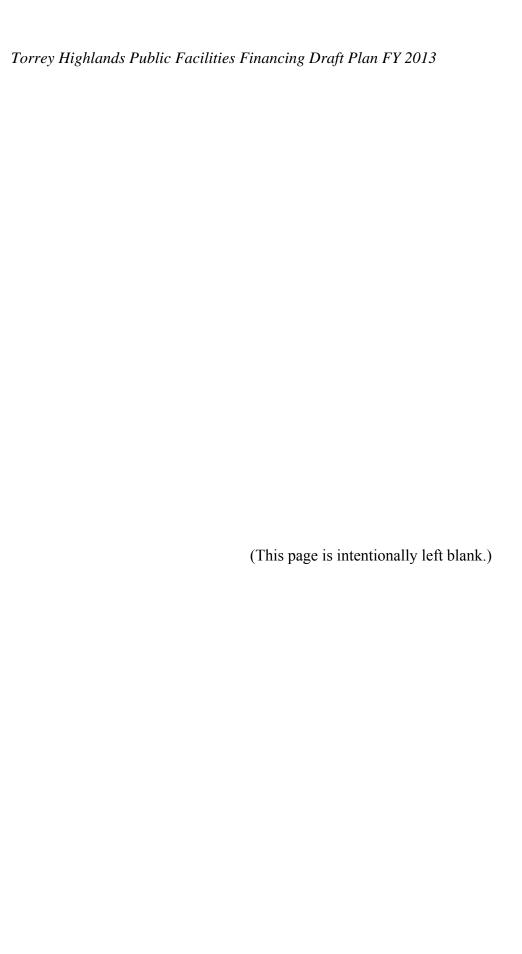
IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS		
PHAS		order to exceed 36,100 ADT (18,100 Residential, 18,00 llowing improvements need to be assured to the satisfac	tion of the City Engi			
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./ Others (1c)			
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./ Others (lc)			
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	Т.Н.			
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes	Т.Н.			
30A	n/a	Interim Improvements at El Camino Real & SR-56	City	Completed		
30B	T12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM).	BMR (1b)			
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Road.	T.H./Others(1c)			
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes	Т.Н.			
37	n/a	Carmel Mountain Rd @ I-15: Construct Interchange	Others (1c)	Completed		
PHAS		order to exceed 57,760 ADT (1f), the following improvisation of the City Engineer.	vements need to be a	ssured to the		
18	n/a	Via de la Valle: San Andres to El Camino Real East: Improve to 4 lanes	Others (1c)			
20	T-15	I-5 @ Carmel Valley Road: NB Connectors	Others (1c)	Assured 8f		
24	n/a	Others (1c)				
25b	T-4.5	Carmel Valley Road (four /six lanes within Pacific Highlands Ranch)	P.H.R.			
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.  T.H./Others (1c)				
28	T-1.2B	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	Others (1c)	Assured 8f		
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others (1c)	Completed		
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others (1c)	Completed		
35	n/a	SR-56: I-5 to I-15: Full Freeway.	Others (1c)	Assured 8f		

NOTE: (1) "Responsible Party" shown in above tale is preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

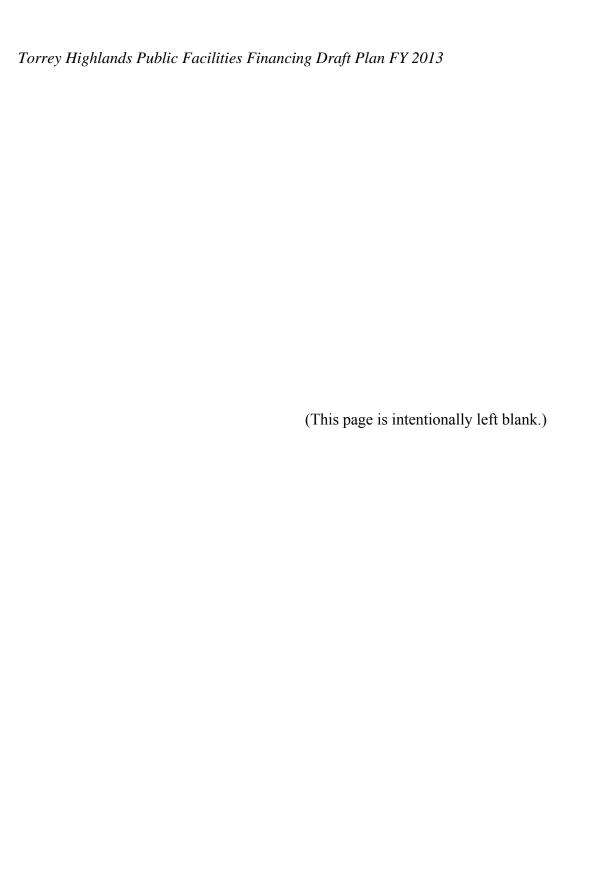
- (a) BMR shall provide improvements and seek reimbursement from others as appropriate.
- (b) If BMR project does not precede T.H., then T.H. may seek reimbursement.
- (c) Funding shall be provided by Transnet/FBA/City/Others as appropriate.
- (d) BMR is required to fund a portion of this improvement.
- (e) If BMR project does not precede T.H., then T.H. is responsible for improvement.
- (f) The ADT beyond 57,760 will be used to complete buildout of the Regional Commercial Center and Church School is not expected before 2010.

BMR =Black Mountain Ranch
T.H. =Torrey Highlands
F.H. =Fairbanks Highlands
P.H.R. =Pacific Highlands Ranch

- (2) Those projects listed above that do not include a FBA Project No. are expected to be funded by others outside the Torrey Highlands sub-area.
- (3) The transportation improvements listed in each phase must be assured to the satisfaction of the City Engineer before any development permit is authorized (Improvements shall meet one of the following conditions: constructed and open to traffic; bonded; scheduled for construction in the City CIP for the year in which the building permits are requested; programmed for construction in the STIP for the year in which the building permits are requested).
- (4) This note intentionally left blank.
- (5) At the start of Phase Four (36,100 average daily trips), begin the environmental document and/or the final design for the following roadway improvements: Camino del Sur as a four lane major street from SR-56 to Park Village Road (Projects T-3.1A, T-3.1B, T-3.2A & T-.2B); Carmel Mountain Road as a four lane major street from Sundance Avenue to Camino del Sur (Projects T-5.1 & T-5.2), the extension of the southbound right-turn lane on El Camino Real from Valley Center Drive to Carmel Valley Road (Project T-12).
- (6) At the start of Phase Four, for residential units which are served by existing streets, the following FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B), in order to obtain building permits.
- (7) For development associated with neighborhood use permit no. 601521 for the Santa Fe Summit II and III project (project no. 131969), Phase Four improvements are not required to be assured in order to apply for building permits; however, no certificate(s) of occupancy may be issued for the last 300,000 square feet of commercial office space under Neighborhood Use Permit No. 601521 until project no. T-9 is assured to the satisfaction of the City Engineer in accordance with the terms of the Reimbursement Agreement for Torrey Meadow Drive (formerly street 'B') overcrossing design work in the Torrey Highlands Community, on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_\_\_\_\_.
- (8) Before development is authorized in each phase, the transportation improvements listed in the Transportation Phasing Plan column must meet one of the following conditions to the satisfaction of the City Engineer:
  - a) Improvement must be completed and open to traffic.
  - b) Improvement must be under contract.
  - c) Improvement must be bonded.
  - d) Improvement must be scheduled for construction in the City CIP for the year in which building permits are requested.
  - e) Improvements must be programmed for construction in the STIP for the year in which building permits are requested.
  - f) Fair share payment for improvement is made per mitigation required in accordance with the Final Environmental Impact Report for Torrey Highlands Subarea IV.



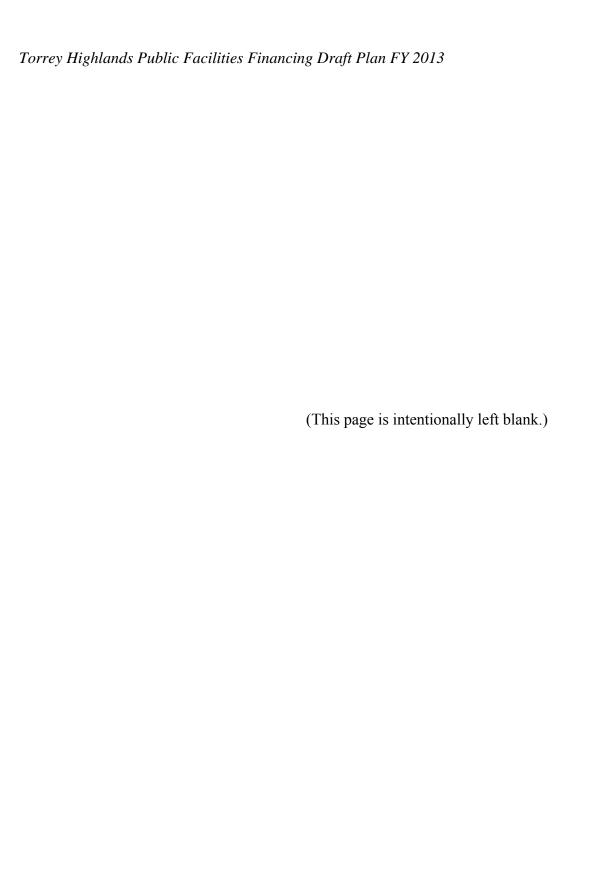
### RESIDENTIAL DEVELOPMENT SUMMARY



#### TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY Updated 15 August 2005

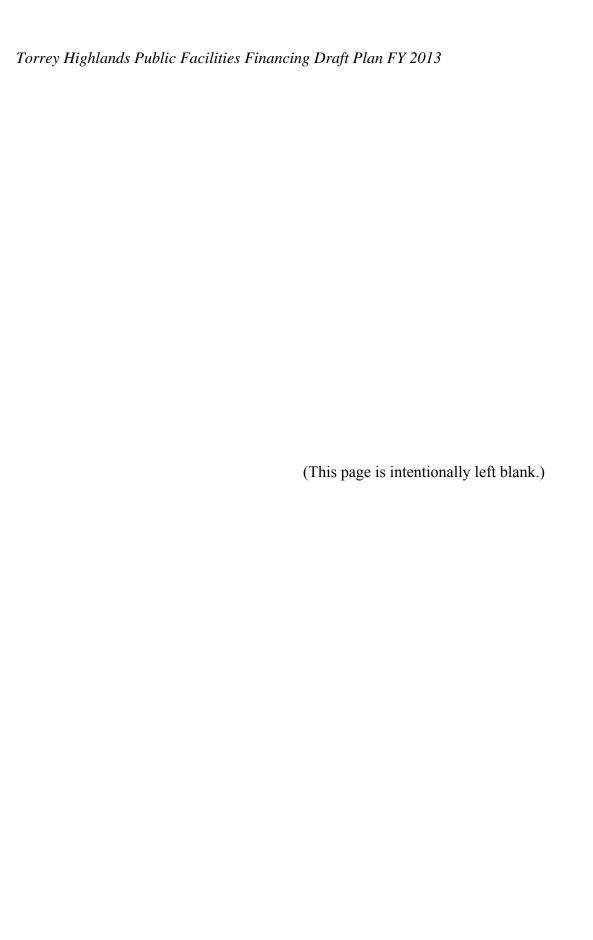
- ·			<del>   </del>		Residential	<b>.</b>
Community	Builder	Project	Total	Rate	ADT	Status
Taylor Woodrow						_
Fairbanks Highlands (see Note 1)	Taylor Woodrow	Fairbanks Highlands	93	10.00	930	С
Taylor Woodrow					930	
D.R. Horton						
Torrey Del Mar	D.R. Horton	Collins Ranch	52	10.00	520	С
Torrey Del Mar	D.R. Horton	Villamonte	111	10.00	1,110	С
Torrey Del Mar	Johnson Beuder	Valencia	8	10.00	80	С
Torrey Del Mar	Barratt American	Palma Real	83	10.00	830	С
Torrey Del Mar	Cornerstone	Тептаххо	66	10.00	660	С
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts.	112	6.00	672	С
Bryn Glen	Continental	Bryn Glen	65	10.00	650	С
D.R. Horton					4,522	
Greystone Homes						
Barcelona	Greystone Homes	Barone	24	10.00	240	С
Barcelona	Greystone Homes	Garden	84	10.00	840	С
Greystone Torrey Highlands	Greystone Homes	Valonia	67	10.00	670	С
Greystone Torrey Highlands	Greystone Homes	Montea	90	10.00	900	С
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10.00	780	С
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6.00	456	С
Greystone					3,886	
Shea (McMillin)						
Avaion Point	Chelsea	CIC VIlles	26	6.00	156	С
Avaion Point	Shea	Avaion Point	142	10.00	1,420	С
Shea (McMIlin)					1,576	
Western Pacific Housing						
Torrey Santa Fe	WPH	Cabrera	110	10.00	1,100	С
Torrey Santa Fe	WPH	Cabrera II	40	10.00	400	С
Torrey Santa Fe	WPH	Montellano	112	10.00	1,120	С
Torrey Glenn	WPH	Torrey Glenn	66	10.00	660	С
Shaw Property	WPH	Monaco	84	8.00	672	С
Shaw Property	WPH	San Lorenza	107	10.00	1,070	С
LMXU	WPH	Cortina	144	7.33	1,056	С
LMXU	WPH	VIIIa Cortina	8	6.00	48	С
LMXU	WPH	Bellarado	123	8.00	984	С
LMXU	WPH/SoCal Housing	Vista Terraza	127	6.00	762	С
Western Pacific Housing					7,872	
Torrey Brook, Inc.						
Torrey Brook I	Torrey Brook I	Villagio Firenze	14	10.00	140	С
Torrey Brook II	Torrey Brook II	Remainder Parcels	2	10.00	20	P-4
Torrey Brook, Inc.					160	
Garden Communities						
Torrey Ranch	Garden Communities	Torrey Ranch	73	10.00	730	P-4
Garden Communities					730	
Del Mar Investment, Inc.						
Fairbanks Country VIIas	Del Mar Investment, Inc.	Fairbanks Country Villas	85	10.00	850	P-4
Del Mar Investment, Inc.					850	
Rhodes Family Trust						
Rhodes Crossing	Rhodes Family Trust	Single Family Residential	47	10.00	470	P-4
Multi-Family site	Rhodes Family Trust	Multi-Family Residential	242	6.00	1,452	P-4
Rhodes Family Trust		Sarry , Lordon and		5,00	1,922	
Pardee Homes					.,022	
Peñasquitos West	Pardee	Peñasquitos West	108	10.00	1,080	P-4
Peñasquitos West	Pardee	Peñasquitos West	21	6.00	126	P-4
Pardee Homes	. 61000	i Unacquarde 1105t		0.00	1,206	,
Collins - Remainder			i i		1,200	
	Colline Femily Trust	Besidentia!		10.00	40	B 4
A	Colins Family Trust	Residential	1	10.00	10	P-4
B College Remainder	Colins Family Trust	Residential	2	10.00	20	P-4
Collins Remainder					30	
RESIDENTIAL TOTAL					23,684	

Note 1: The ADT in Fairbanks Highlands are not part of the Torrey Highlands Traffic Phasing Plan (TPP) but are within the TH Cmty Plan boundary. Status: C = complete. P = TPP phase, e.g., Phase Four



Torrev	Highlands	Public	<b>Facilities</b>	<i>Financing</i>	Draft Plan	FY 2013
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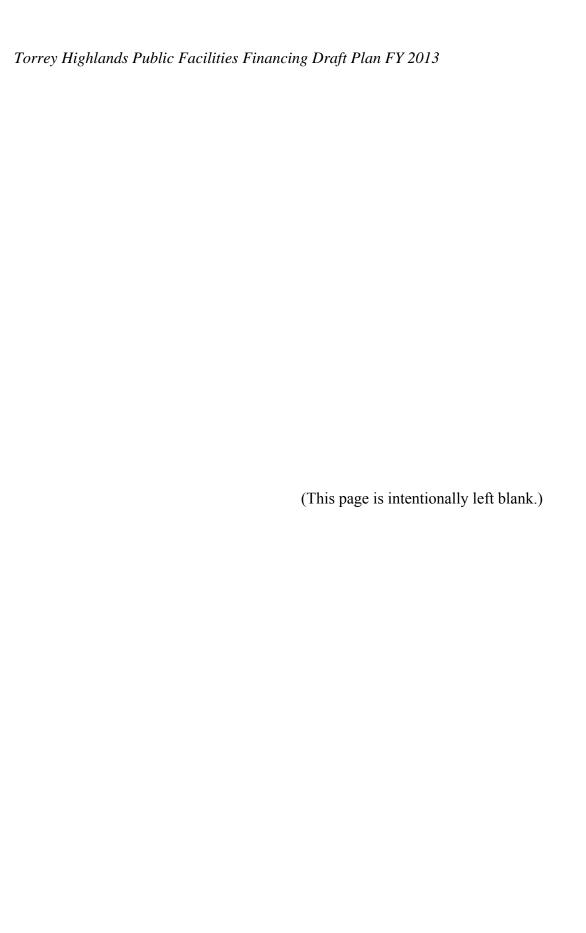
### NON-RESIDENTIAL DEVELOPMENT SUMMARY



# TORREY HIGHLANDS NON-RESIDENTIAL DEVELOPMENT SUMMARY Updated 08 June 2008

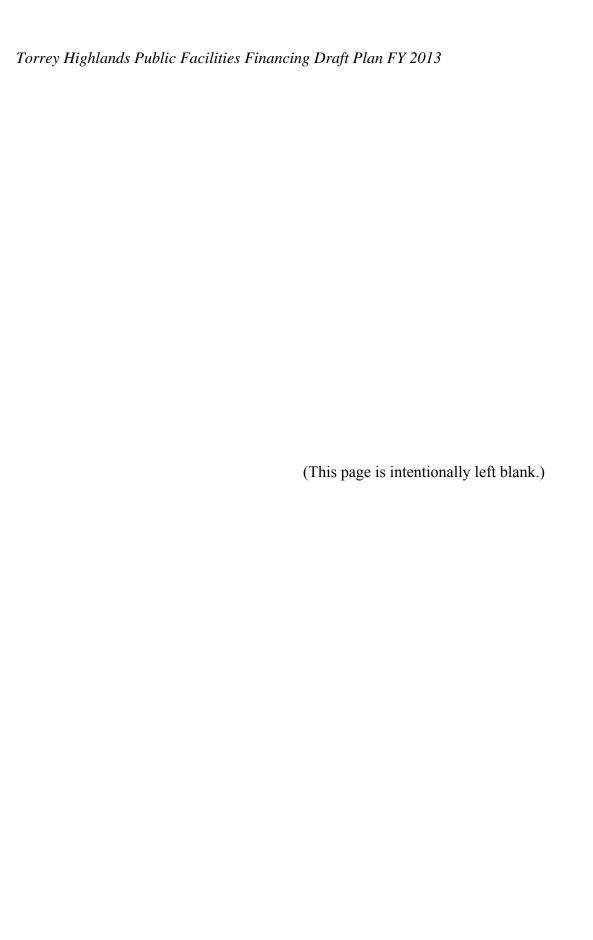
Land Use Type	Intensity	Rate Cum.	Units	Trips Cum.	Source of Data	Status
Neighborhood Cmcl	7.2	72	KSF	518	TH Summary of FBA Pmts	С
Gas Stn w/Food Mart	12	30	VFS	360	TH Summary of FBA Pmts	С
				878		
LMXU	88.925	72	KSF	6,403	TH Summary of FBA Pmts	С
				6,403		
LMXU	17.3	36	KSF	623	TH Summary of FBA Pmts	C
Gas Stn w/Food Mart	10	120	KSF	1,201	RHL Design Gp Rpt 01/30/03	С
				1,824		
Employment Ctr STO	480	10	KSF	4,800	PDP 9597/PID 98-0292 Amend (15 Jan 03)	С
Employment Ctr STO	413	10	KSF	4,130	KOA Traffic Study, TPP Update May 05	Phase 3
Employment Ctr MTO	138	log eqn	KSF	2,226	KOA Traffic Study, TPP Update May 05	Phase 3
				11,158		
Auto Lube	4	40	Bay	160	Rhodes Crossing VTM- 7938/PDP 53203	Phase 4
Gas Stn w/Food Mart & Wash	12	31	VFS	372	Rhodes Crossing VTM- 7938/PDP 53203	Phase 4
Self-Storage	273.9	2	KSF	552	Rhodes Crossing VTM- 7938/PDP 53203	Phase 4
Commercial Center	250	NA	KSF	17,515	Rhodes Crossing VTM- 7938/PDP 53203	
Initial increment			12,541 trips			Phase 4
Buildout Increment			4,974 trips			Phase 8
				18,599		
Day Care Center	138	5	Child	690	KOA Traffic Study, TPP Update May 05	Phase 4
				690		
Ltd Com/Institutional	57	5	KSF	285	KOA Traffic Study, TPP Update May 05	Phase 4
Ltd Com/institutional	500	2.1	Student	1,050	KOA Traffic Study, TPP Update May 05	Phase
Ltd Com/Institutional	16.2	9	KSF	146	KOA Traffic Study, TPP Update May 05	С
				1,481		
				41,031		
					_	
Park	5.00	50	Acre	250		
Park	5.00	50	Acre	250		
				500		
Elementary School	12.23	60	Acre	734		
•						
_					1	
• • • • • • • • • • • • • • • • • • • •						
-		40	Acre	386	1	
Junior High School						
Junior High School	9.65	40	, wie			
Junior High School	9.00	40	7010	6,325 6,825		
	Neighborhood Cmci Gas Stn w/Food Mart  LMXU  LMXU  Gas Stn w/Food Mart  Employment Ctr STO  Employment Ctr MTO  Auto Lube Gas Stn w/Food Mart & Wash Self-Storage  Commercial Center  Initial Increment  Bulldout Increment  Day Care Center  Ltd Com/Institutional  Ltd Com/Institutional	Neighborhood Cmcl 7.2 Gas Stn w/Food Mart 12  LMXU 88.925  LMXU 17.3 Gas Stn w/Food Mart 10  Employment Ctr STO 480  Employment Ctr MTO 138  Auto Lube 4 Gas Stn w/Food Mart 12 & Wash 273.9  Commercial Center 250  Initial Increment  Buildout Increment  Day Care Center 138  Ltd Com/Institutional 57  Ltd Com/Institutional 16.2  Park 5.00  Park 5.00  Elementary School 31.94 Senior High School 65.33	Neighborhood Cmcl   7.2   72   72   72   72   72   72   7	Land Use Type	Neighborhood Cmc  7.2	Land Use Type

Status: C = complete. P = Traffic Phasing Plan phase, e.g., Phase Four



Torrev	Highlands	Public	<b>Facilities</b>	<i>Financing</i>	Draft Plan	FY 2013
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## **FACILITIES BENEFIT ASSESSMENT LISTING**



	TORREY HIGHLANDS ASSESSMENT ROLL								
SF =	SINGLE FAMILY	95,277	ECTC =	512,467			2-Oct-12		
MF =	MULTI FAMILY	66,696	INST =	142,916					
LXMU=	LOCAL MIXED USE	768,888	CL =	170,546					
CO =	COMMERCIAL	574,522	OS =	OPEN SPACE					
ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES		
1	306-010-22	FM 13978		1	SF		MARK COLLINS SEPARATE PROPERTY TR		
2	306-010-16	11/1 10 / 0	2012	0	0	·	SDG&E		
3		PM 11362	PAR 1-3	3	SF	· · · · · · · · · · · · · · · · · · ·	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91		
3	306-260-34	FM 13978		1	SF	, ,	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91		
8	306-020-27		Por. LOT 147	0	0	·	CITY OF SAN DIEGO		
8	306-020-31			0	0		CITY OF SAN DIEGO		
12	306-430-57-59	FM 15695	LOTS C,E-F		OS	\$0	PARDEE HOMES		
12	306-431-54-57	FM 15695	LOTS A,B,D,G		OS	\$0	PARDEE HOMES		
14	306-250-27			0.51	CO	\$293,006	POWAY UNIFIED SCHOOL DISTRICT		
17	306-031-18	FM 14383	LOTS 2-4	2	SF	\$190,554	TORREY BROOKE DEV		
22	306-440-01-29	FM 15837	Lots 1-29	29	SF	\$2,763,033	M R E C DAVIDSON FAIRBANKS L L C		
25	306-441-05-13	FM 15837	Lots 52-60	9	SF	\$857,493	M R E C DAVIDSON FAIRBANKS L L C		
25	306-441-16	FM 15837	Lot 63	1	SF	\$95,277	M R E C DAVIDSON FAIRBANKS L L C		
25	306-441-20-21	FM 15837	Lots 66-67	2	SF	\$190,554	M R E C DAVIDSON FAIRBANKS L L C		
25	306-441-30-44	FM 15837	Lots 77-91	15	SF	\$1,429,155	M R E C DAVIDSON FAIRBANKS L L C		
26	306-410-74	FM 15695	LOT 74	2.55	OS	\$0	TR II LLC		
26	306-410-75-82	FM 15695	LOTS F-M		OS	\$0	TR II LLC		
27	306-411-02	FM 14643	LOT B	10.48	0	\$0	POWAY UNIFIED SCHOOL DISTRICT		
	306-050-16			2.77	INST	\$395,877	ROMAN CATHOLIC BISHOP OF SD		
35	306-050-18			2.78	INST	\$397,306	ROMAN CATHOLIC BISHOP OF SD		
35	306-050-19			2.75	INST	\$393,019	ROMAN CATHOLIC BISHOP OF SD		
35	306-050-28			2.79	INST	\$398,736	ROMAN CATHOLIC BISHOP OF SD		
	306-420-04			242	MF		RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR		
	306-420-05			3.29	CO	\$1,890,177	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR		
38	306-420-06			42	SF		RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR		
38	306-420-10			31.19	CO		RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR		
46	306-370-27	ł — — — — — — — — — — — — — — — — — — —	LOT B	5.21	ECTC		GONDOR INVESTMENTS L L C		
46	306-370-28		PAR 1	3.06	ECTC		KILROY REALTY L P		
	306-370-29		PAR 2	2.85	ECTC		KILROY REALTY L P		
46	306-370-30	PM 19895	PAR 3	3.35	ECTC	\$1,716,764	KILROY REALTY L P		

	TORREY HIGHLANDS ASSESSMENT ROLL									
SF =	SINGLE FAMILY	95,277	ECTC =	512,467			2-Oct-12			
MF =	MULTI FAMILY	66,696	INST =	142,916						
LXMU=	LOCAL MIXED USE	768,888	CL =	170,546						
CO =	COMMERCIAL	574,522	OS =	OPEN SPACE						
ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES			
46	306-370-31	PM 19895	PAR 4	1.2	ECTC	\$614,960	KILROY REALTY L P			
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	\$190,554	FRIENDS OF LOS PENASQUITOS CANYON PRESERVE INC			
55	306-370-16	FM 14883	LOT 10	1.1	ECTC	\$563,714	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-17	FM 14883	LOT 11	0.99	ECTC	\$507,342	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-18	FM 14883	LOT 12	0.96	ECTC	\$491,968	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-19	FM 14883	LOT 13	0.98	ECTC	\$502,218	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-20	FM 14883	LOT 14	1.07	ECTC	\$548,340	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-21	FM 14883	LOT 15	1.39	ECTC	\$712,329	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-22	FM 14883	LOT 16	1.42	ECTC	\$727,703	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-23	FM 14883	LOT 17	1	ECTC	\$512,467	KILROY REALTY FINANCE PARTNERSHIP L P			
55	306-370-24	FM 14883	LOT 18	1.44	ECTC	\$737,952	KILROY REALTY FINANCE PARTNERSHIP L P			
56	306-011-48	PM14768	PAR 2	1.48	0	\$758,451	CITY OF SAN DIEGO			
56	306-011-49	PM08133	PAR 2		0		CITY OF SAN DIEGO			

